

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, OCTOBER 13, 2015
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, OCTOBER 13, 2015 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. NEW BUSINESS TO BE CONSIDERED UNDER THE FORMER COMPREHENSIVE ZONING ORDINANCE:

- 1. ZONING DOCKET 093/15** – Request by DDFRENCHMEN, LLC for a Conditional Use to to permit a restaurant with bar areas that do not meet the requirements of Article 11, Section 11.51.2 *Holding Bar* of the Comprehensive Zoning Ordinance, in an HMC-1 Historic Marigny/Tremé Commercial District and an AC Arts & Cultural Overlay District, on Square 153, Lot A, in the Third Municipal District, bounded by Frenchman, Chartres and Royal Streets and Elysian Fields Avenue. The municipal address is 601 FRENCHMEN STREET. (PD 7) (AB)
- 2. ZONING DOCKET 094/15** – Request by JOHNNY A. FASSBENDER for a Conditional Use to permit a coffee shop with drive-thru facilities in an RO-1 General Office District, on Square 303, Lots 18, 19, and 20, in the Second Municipal District, bounded by Canal, North Tonti, North Miro and Iberville Streets. The municipal address is 2323 CANAL STREET. (PD 4) (TA)
- 3. ZONING DOCKET 095/15** – Request by ELITE PROPERTY MANAGEMENT & INVESTMENTS, LLC for a Conditional Use to permit a transient vacation

rental in a C-1A General Commercial District and an ICUC Inner-City Urban Corridor District overlay, on Square 246, Lot 14, in the Second Municipal District, bounded by Iberville, North Johnson, North Prieur and Canal Streets. The municipal addresses are 2036-2038 IBERVILLE STREET. (PD 4) **(DA)**

4. **ZONING DOCKET 096/15** – Request by ELITE PROPERTY MANAGEMENT & INVESTMENTS, LLC for a Conditional Use to permit a transient vacation rental, in a C-1A General Commercial District and an ICUC Inner-City Urban Corridor District overlay, on Square 246, Lot 13, in the Second Municipal District, bounded by North Johnson, Iberville, North Prieur and Canal Streets. The municipal addresses are 2028-2030 IBERVILLE STREET. (PD 4) **(DA)**
5. **ZONING DOCKET 097/15** – Request by KAREN BACHARACH for a Conditional Use to permit a bed and breakfast accommodation in an RD-3 Two-Family Residential District, Square 128, Lot B, in the Fourth Municipal District, bounded by Magazine, Constance, and Sixth Streets, and Washington Avenue. The municipal address is 1013-1017 SIXTH STREET. (PD 2) **(STK)**
6. **ZONING DOCKET 098/15** – Request by 8700 LAKE FOREST, LLC for a Zoning Change from a C-2 General Commercial District to a C-1 General Commercial District and a Conditional Use to permit an off-track wagering facility in a C-1 General Commercial District, on Section 22, Lot 4A-5C-1A, in the Third Municipal District, bounded by Lake Forest and Crowder Boulevards and Bundy and Dwyer Roads. The municipal address is 8700 LAKE FOREST BOULEVARD. (PD 9) **(NK)**

B. NEW BUSINESS TO BE CONSIDERED UNDER THE CURRENT COMPREHENSIVE ZONING ORDINANCE:

1. **ZONING DOCKET 092/15** – Request by BRITTANY A. PENN for a Zoning Change from an HU-RD2 Two-Family Residential District to an HU-B1 Neighborhood Business District, on Square 656, Lots 34 or 17 or 1 and 18 or 2 and A or half of 4, in the Third Municipal District, bounded by Desire, Piety and North Robertson Streets and North Claiborne Avenue. The municipal addresses are 1500-1506 DESIRE STREET. (PD 7) **(VM)**
2. **ZONING DOCKET 099/15** – Request by CITY COUNCIL MOTION NO. M-15-387 for a Text Amendment to Ordinance No. 26,413 M.C.S. to create a new suburban neighborhood mixed-use zoning district that will allow uses including but not limited to neighborhood-serving commercial uses on the ground floor consistent with the Master Plan Future Land Use Category of Residential Multifamily Post War and to amend the designation of such on the corresponding use charts, zoning maps, and consistency table. **(KB)**

3. **ZONING DOCKET 100/15** – Request by CITY COUNCIL MOTION NO. M-15-393 for an Amendment to Ordinance No. 26,413 M.C.S. for the following:
- Zoning Change from an SRM-1 Multi-Family Residential District to the new suburban neighborhood mixed-use zoning district to be created pursuant to City Council Motion No. 15-387 for the parcel known as “Pt. Tunisburg-Pt. Cazelar Pt. Parcel No. 2-A” or Lot 2A on an undesignated square in the Fifth Municipal District, bounded by Westbend Parkway, Vespasian Street, Herschel Street, and Halsey Avenue. The municipal address is 2646 WESTBEND PARKWAY. (PD 12)
 - Zoning Change from an SRM-1 Multi-Family Residential District to the new suburban neighborhood mixed-use zoning district to be created pursuant to City Council Motion No. 15-387 for the parcel known as “Pt. Tunisburg-Pt. Cazelar Pt. Parcel No. 2-B” or Lot 2B on an undesignated square in the Fifth Municipal District, bounded by Westbend Parkway, Vespasian Street, Herschel Street, and Cobblestone Lane. The municipal address is 2200 WESTBEND PARKWAY. (PD 12)
 - Zoning Change from an SRM-1 Multi-Family Residential District to the new suburban neighborhood mixed-use zoning district to be created pursuant to City Council Motion No. 15-387 for the parcel known as “Victory Drive Plaza Parcel B and Sandra Drive Parcel C” or Lot B on an undesignated square in the Fifth Municipal District, bounded by Sandra Drive, Murl Street, Vespasian Street, and Cypress Acres Drive and Lot C on an undesignated square in the Fifth Municipal District, bounded by Life Center Drive, Murl Street, Vespasian Street, and Pace Boulevard. The municipal address is 3010 SANDRA DRIVE. (PD 12)
 - Zoning Change from an SRM-1 Multi-Family Residential District to the new suburban neighborhood mixed-use zoning district to be created pursuant to City Council Motion No. 15-387 for the parcel known as “Cypress Acres Sec. 3 Pt. 5-A Pt. Parcel E-1 or Pt. Parcel 5-A-2 or Parcel 5A-2-1” or Lot 5A21 on an undesignated square in the Fifth Municipal District, bounded by Cypress Acres Drive, Wall Boulevard, Westbend Parkway, and Vespasian Street. There is no municipal address. (PD 12)
(VM)
4. **ZONING DOCKET 101/15** – Request by CANAL WG, LLC for a Conditional Use to allow for the retail sale of packaged liquor alcoholic beverages in an existing retail store in a CBD-2 Historic Commercial and Mixed-Use District, on Square 266, Lots 1 and 2 or 11 and 12, in the First Municipal District, bounded by Canal, Barrone and Common Streets and Roosevelt Way. The municipal address is 900 CANAL STREET. (PD 1A) (NJ)

5. **ZONING DOCKET 102/15** – Request by BONQUOIS PROPERTIES, LLC, KURT C. BOLAND, AND YSONDE BOLAND for a Conditional Use to permit a hotel in an HU-MU Neighborhood Mixed-Use District, on Square 213, Lot A or 5, in the First Municipal District, bounded by Saint Charles Avenue and Clio, Erato and Carondelet Streets. The municipal addresses are 1225-1227 SAINT CHARLES AVENUE. (PD 2) (SL)
6. **ZONING DOCKET 103/15** – Request by THE CITY OF NEW ORLEANS for an Amendment to Ordinance No. 17,797 MCS (Zoning Docket 100/96, which amended a Conditional Use ordinance permitting a casino in a CBD-2 Central Business District) to allow for the expansion of the casino to include smoking courtyards and related changes, in a CBD-4 Exposition District, on the entirety of Square RS or Squares 12, 1 A, 2 A, 2, 13 and 14, in the First Municipal District, bounded by Canal Street, South Peters Street, Poydras Street, and Convention Center Boulevard. The municipal addresses are 4-8 CANAL STREET. (PD 1A) (LM)
7. **ZONING DOCKET 104/15** – Request by CFAC INVESTMENTS, LLC for a Conditional Use to permit a hospital in a C-2 Auto-Oriented Commercial District, on Parcel 23-C-2, Section 23, Lakratt Tract, in the Third Municipal District, bounded by Lake Forest Boulevard, Bundy Road, Dwyer Road, and Read Boulevard. The municipal address is are 9660 LAKE FOREST BOULEVARD. (PD 9) (DG)
8. **ZONING DOCKET 105/15** – Request by 631 DESIRE, LLC for a Conditional Use to allow bed and breakfast – principal use in a HMR-3 Historic Marigny/Tremé/Bywater Residential District, on Square 138, Lots 16-X, in the Third Municipal District, bounded by Desire, Chartres, Royal, and Gallier Streets. The municipal address is 631 DESIRE STREET. (PD 7) (BD)
9. **DESIGN REVIEW 097/15** – Request by THE CITY OF NEW ORLEANS for an amendment to an approved development plan in accordance with **Article 4, Section 4.5.F.2** *Changes Approved by the City Planning Commission* of the Comprehensive Zoning Ordinance for a public/government building (New Orleans Juvenile Justice Center) on Lots 17-61 and Tract X, the Imperial Drive right-of-way, and a portion of the former Davey Street right-of-way between Imperial Drive and Milton Street, on Squares 2491-2495, 2496 and 2497 in their entirety, in the Third Municipal District, generally bounded by Bayou St. John, Milton, Encampment, and Sere Streets. The municipal addresses are 1100 MILTON STREET AND 51 IMPERIAL DRIVE. (PD 4) (SKK)
10. **SUBDIVISION DOCKET 102/15** – Request by DAVID AND STEPHANIE BARKSDALE to re-subdivide Lots 10, 11, 12, 13, & 14 into Lot 10A, 182, in the Fourth Municipal District, bounded by Coliseum, Second, Chestnut, and Third Streets. The municipal address is 1331 THIRD STREET. (PD 2) (NK)

11. **SUBDIVISION DOCKET 108/15** – Request by OUR LADY OF LOURDES NEW ORLEANS, LOUISIANA, INC. to re-subdivide Lots 1 through 24 into Lots 1A and 24A, Square 584, Boulogny, in the Sixth Municipal District, bounded by Napoleon Avenue and Freret, Jena, and La Salle Streets. The municipal addresses are 2400-2428 NAPOLEON AVENUE, 2419-2437 JENA STREET, AND 4423 LA SALLE STREET. (PD 1B) (NJ)
12. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. (SK)

OTHER PLANNING MATTERS:

- A. Adoption of minutes of the September 22, 2015 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk